FOR RECORDING PURPOSE

LITC FILE NO. 58324

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $87,500.00

Bob Trice
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: 8-1-2006

Mike Newbill
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-22-07

MIKE NEWBILL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 08/02/06 10:27 2 pgs
Fees:13.00 Taxes:323.75
20060802-0093820

THIS INSTRUMENT PREPARED BY: Lawyers Title Insurance Corporation 424 Church Street, Suite 950, Nashville TN 37219		
ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Bobby W. Trice 7810 Sawyer Brown Rd. Nashville TN 37221	Same	128-10/228

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PAUL W. SMITH, SR. AND WIFE, PATRICIA J. SMITH

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

BOBBY W. TRICE

HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

BEING LOT 4-B, ON THE PLAN OF SECTION TWO, CLUNAN HEIGHTS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 362, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO PAUL W. SMITH , SR. AND WIFE, PATRICIA J. SMITH, BY DEED OF RECORD IN INSTRUMENT NO. 20010716-0075232, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PERMITTED EXCEPTIONS

1. Real estate taxes for the year 2006 and subsequent years.
2. All matters shown on Plat recorded in Book 6250, page 362 in the Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants as of record in Book 6537, page 70 and as re-recorded in Book 6541, page 984, said Register's Office.

THIS IS (XX) IMPROVED (___) UNIMPROVED PROPERTY KNOWN AS: 7810 Sawyer Brown Road
Nashville, TN 37221

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said GRANTEE, its heirs or successors and assigns in fee simple forever. The said GRANTOR does hereby covenant with the said GRANTEE that it is lawfully seized in fee of the aforesaid real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness this date: August 1, 2006

Paul W. Smith

Paul W. Smith

Patricia J. Smith

Patricia J. Smith

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul W. Smith, Sr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of August, 2006.

Mike Newbill
Notary Public

My Commission Expires: 9-22-07

MIKE NEWBILL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia J. Smith, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of August, 2006.

Mike Newbill
Notary Public

My Commission Expires: 9-22-07

MIKE NEWBILL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

FURNISHED BY:
Lawyers Title Insurance Corporation
424 Church Street, Suite 950
Nashville TN 37219